

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	11 Union Road, Lilydale Vic 3140
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$695,000	&	\$760,000

Median sale price

Median price	\$730,000	Hou	ıse X	Unit		Suburb	Lilydale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

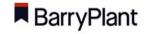
Add	dress of comparable property	Price	Date of sale
1	27 Clearwater Dr LILYDALE 3140	\$750,000	18/08/2018
2	40 Bristol Cr LILYDALE 3140	\$730,000	16/08/2018
3	25 Trafalgar Cr LILYDALE 3140	\$695,000	31/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Property Type: House (Previously Occupied - Detached) **Agent Comments**

Indicative Selling Price \$695,000 - \$760,000 **Median House Price** Year ending September 2018: \$730,000

Comparable Properties



27 Clearwater Dr LILYDALE 3140 (REI/VG)





Price: \$750,000

Method: Expression of Interest

Date: 18/08/2018 Rooms: 7

Property Type: House Land Size: 648 sqm approx

40 Bristol Cr LILYDALE 3140 (REI/VG)

=3





Price: \$730.000 Method: Private Sale Date: 16/08/2018 Rooms: 5

Property Type: House (Res)

Land Size: 791 sqm approx

25 Trafalgar Cr LILYDALE 3140 (VG)







Price: \$695,000 Method: Sale Date: 31/07/2018 Rooms: -

Property Type: House (Res) Land Size: 894 sqm approx

Agent Comments

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